

**LONDONDERRY, NH PLANNING BOARD  
MINUTES OF THE MEETING OF JANUARY 7, 2026  
AT THE MOOSE HILL COUNCIL CHAMBERS**

Meeting Link: <https://www.youtube.com/watch?v=jlEzZYCeIJQ&t=1s>

**Members Present:** Jake Butler, Chair; Jeff Penta, Vice Chair (joined at 7:04 p.m.); Ann Chiampa, Member; Tony DeFrancesco, Member; John Farrell, Member; Shawn Faber, Town Council Ex-Officio; Jonathan Cruz, Ex-Officio; Jason Knights, Alternate; Ryan Ouellette, Alternate; Steven Bickford, Alternate

**Members Absent:** Art Rugg, Secretary; Giovanni Verani, Ex-Officio

**Also Present:** Kellie Caron, Deputy Town Manager & Director of Economic Development; Kristan Farr, Town Planner; John Trottier, Director of Engineering and Environmental Services

**I. CALL TO ORDER**

Chair Butler called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. He suggested Arthur Rugg be appointed Secretary until officer elections are held in March.

**T. DeFrancesco made a motion to appoint Arthur Rugg as Secretary until officer elections are held in March 2026. The motion was seconded. The motion carried unanimously.**

**II. ADMINISTRATIVE BOARD WORK**

**A. APPROVAL OF MINUTES**

**December 3, 2025**

**T. DeFrancesco made a motion to approve the minutes of December 3, 2025, as presented. The motion was seconded. The motion carried, with J. Farrell abstaining. Chair votes in the affirmative.**

**December 10, 2025**

**T. DeFrancesco made a motion to approve the minutes of December 10, 2025, as presented. L. Wiles seconded the motion. The motion carried, with J. Farrell abstaining. Chair votes in the affirmative.**

**B. REGIONAL IMPACT DETERMINATION**

There were no cases of regional impact.

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**C. DISCUSSIONS WITH TOWN STAFF**

K. Caron reported there was a 120-day extension request for 17 Delta Drive to May 8, 2026.

**A motion was made and seconded to grant the extension request for 17 Delta Drive to May 8, 2026. The motion carried unanimously. Chair votes in the affirmative.**

J. Penta joined the meeting.

**III. OLD BUSINESS**

**A. Public hearing for an application for formal review of a subdivision of Map 10 Lot 41 to create a new 12-acre lot on Pillsbury and Gilcreast Road. 15 Pillsbury Road, Map 10, Lot 41 zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). (Continued from December 3, 2025)**

**B. Public hearing for an application for formal review of a site plan and conditional use permit for 250 single family cottage court-style dwellings along with associated site improvements. 36 Pillsbury Road (Map 10, Lot 42) zoned Agricultural Residential (AR-1) and Woodmont Commons Planned Unit Development (PUD). Procopio Companies (Applicant) & Pillsbury Realty Development, LLC (Owner). (Continued from December 3, 2025)**

Chair Butler read the cases into the record.

K. Caron reported the applicant has requested a continuance for Items III.A and B on the Agenda to March 4, 2026.

**T. DeFrancesco made a motion to grant the extension request to March 4, 2026. The motion was seconded. The motion carried, with J. Penta abstaining. Chair votes in the affirmative.**

Chair Butler appointed S. Bickford to sit in for A. Rugg.

**IV. NEW PLANS / CONCEPTUAL PLANS**

**A. Public hearing on an application for a formal review of a condominium conversion. 103 Rockingham Road, Map 13 Lot 43-1, zoned Agricultural-Residential (AR-1). 99 Rockingham Road, LLC (owner) and S & H Land Services, LLC (applicant).**

Chair Butler read the case into the record.

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98 **T. DeFrancesco made a motion to accept the application as complete.**  
99 **The motion was seconded. The motion carried unanimously. Chair**  
100 **votes in the affirmative.**

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102 K. Farr reported this is the final step in this condominium conversion.

103  
104 Kevin and Karis Landry, owners of 99 Rockingham Road, LLC, appeared  
105 before the Board with a request to condominiumize one of the structures at  
106 103 Rockingham Road.

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108 Chair Butler opened public comment; there was none.  
109 Chair Butler closed the public hearing.

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111 **T. DeFrancesco made a motion to grant conditional approval of a**  
112 **condominium conversion at 103 Rockingham Road, Map 13 Lot 43-1,**  
113 **zoned Agricultural-Residential (AR-1). 99 Rockingham Road, LLC**  
114 **(owner) and S & H Land Services, LLC (applicant), in accordance with**  
115 **plans prepared by S & H Land Services, LLC dated December 17,**  
116 **2025, with precedent conditions to be fulfilled within two years and**  
117 **prior to plan signature, and general and subsequent conditions of**  
118 **approval to be fulfilled as noted in the Staff Recommendation**  
119 **Memorandum dated January 7, 2026. The motion was seconded. The**  
120 **motion carried unanimously. Chair votes in the affirmative.**

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122 **V. OTHER BUSINESS**

123 **A. Woodmont Commons PUD Ordinance**  
124 After discussion, the Board agreed to hold the meeting to discuss the  
125 Woodmont Commons PUD ordinance on February 19, 2026, at 6:00 p.m.  
126 They discussed when the annual review would be presented and agreed to  
127 add it to the beginning of an Agenda.

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129 **B. Emails**  
130 Chair Butler asked the Board members to check their emails on at least a  
131 weekly basis and respond to Staff in a timely manner.

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133 **VI. ADJOURNMENT**

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135 **R. Ouellette made a motion to adjourn the meeting. The motion was**  
136 **seconded. The motion carried unanimously.**

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138 The meeting was adjourned at 7:23 p.m.

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140 These minutes were prepared by Beth Hanggeli.

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142 Respectfully submitted,

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**Name:** Arthur Rugg  
**Title:** Secretary

These minutes were accepted and approved on 2-4-2026 by a motion made by  
A. Rugg and seconded by ~~T. DeB...~~  
J. Cruz